



10 FERRIS WAY,
POLRUAN, PL23 1QL
GUIDE PRICE £265,000



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A WELL PRESENTED AND MUCH LOVED, 3 BEDROOM EXTENDED HOME. A STUNNING, PANORAMIC VIEW FROM THE REAR OF THE PROPERTY AND GARDEN TAKING IN THE BEAUTIFUL SOUTH WEST COASTLINE AND OUT TO SEA. REAR AND FRONT GARDEN, OFF ROAD PARKING (NOT ALLOCATED). **NO ONWARD CHAIN**



10 Ferris Way, Polruan, Cornwall, PL23 1QL

LOCATION

Polruan lies on the east bank of the river Fowey, just inside the entrance to Fowey harbour. The village has its own general stores, sub post office, tea rooms, two public houses and a long established boat building and repair yard. The village is connected to Fowey, which has a wider range of small shops and businesses catering for most day to day needs, by a regular passenger ferry. The immediate area is surrounded by many miles of wonderful coast and countryside, much of which is in the ownership of the National Trust.

Once away from the immediate local lanes, there are good road connections to the motorway system via the A38/A30. Railway connections (London Paddington) can be made at a number of local stations (Par, Liskeard & Lostwithiel).

Ferris Way is a quiet cul de sac on the outskirts of Polruan Village. The estate sits in an elevated position and is within a stones throw of the South West Coast Path and surrounding countryside.

ACCOMODATION

A pathway leads from the communal car park to a small row of terraced properties.

A door opens into the warm and welcoming entrance hall which has plenty of space to hang coats and store shoes. Looking down the hall, you can steal the first glimpse of the amazing views to come. The entrance hall gives access to the ground floor bathroom, third bedroom/study, stairs to the first floor the living area. The extended living area is a delight! Spacious, well presented with tasteful décor, it is a room that gives you a hug. And, if you can tear your eyes away from the stunning views, a fire place with a solid wooden mantel and slate hearth is home to a wood burning stove making the room warm and cosy on cooler evenings. The well equipped shaker styled kitchen has an island providing extra storage and worktop. With ample base and wall storage units, and integral dishwasher, there is also space and plumbing for a washing machine, upright fridge freezer and range cooker.

The property in the past has been extended providing a dining area with the best views. Tri-fold doors leading out to a decked seating area help bring the outside in. The elevated views are stunning and take in the beautiful south west coast line including headlands as far reaching as Dodman Point, the local Gribbin Daymarker, the scenic countryside beyond and straight out to sea.

Also on the ground floor is a family bathroom which comprises of a bath, separate shower cubicle with electric shower, hand basin with vanity unit under and a WC.

A bedroom with views over the front garden, would also make an ideal snug, office or hobby room.



The first floor comprises of two double bedrooms and a large storage cupboard at the top of the stairs. The smaller double has a Velux window making it light and bright and a built-in wardrobe. A sliding door reveals cloakroom with a 2 in 1 toilet combined with handbasin.

The spacious principal bedroom is located above the living room so enjoys further elevated, panoramic views of the coastline and out to sea. The vista from this room is absolutely stunning in all weathers. An eaves cupboard provides useful storage.

OUTSIDE

A communal car park allows parking for one car, this is not an allocated space. A footpath gives access to two small rows of terraced homes with ours being end of terrace. The front garden is enclosed by a hedge and gives shelter to the property's oil tank. A path continues down the side of the property to give access into the rear garden.

The rear garden has a raised decked area off the living room and is the perfect space during the summer months for alfresco dining and enjoying the wonderful views. Steps lead down to an easy to maintain gravelled area with a large wooden shed. There is space for a wood store around the side of the property.

AGENT'S NOTE

The property cannot be holiday let or used as a business of any kind.

EPC - D

TENURE - FREEHOLD

COUNCIL TAX BAND - B

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
Tel: 01726 832299 Email: info@maywhetter.co.uk

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR